



Holland Road, London, NW10

£649,950 *Leasehold*



A spacious two double bedroom, ground floor flat with private South-West facing garden, presented in excellent order.

#### KEY FEATURES

- VICTORIAN CONVERSION
- TWO DOUBLE BEDROOMS
- PRIVATE SOUTH-WEST FACING GARDEN
- OPEN PLAN RECEPTION & KITCHEN
- VERY CLOSE TO KING EDWARD PARK
- CLOSE TO MAJOR TRANSPORT LINKS
- 845 SQFT



Kensal Rise & Queens Park

0208 960 4947 | [kensalrise@winkworth.co.uk](mailto:kensalrise@winkworth.co.uk)

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## DESCRIPTION

A desirable ground floor flat, comprising of two spacious double bedrooms with both rooms benefitting from fitted wardrobes. The bathroom is a fully tiled three piece suite, with high quality fittings. Additionally, the utility cupboard in the hallway allows for double-stacking washer/dryer. To the rear of the property, you will find a bright, airy and spacious open plan kitchen/diner with reception room. The South-West facing garden is a great sun trap and accessed directly off the reception room via French doors. This makes for a wonderful entertaining space.

The flat has been renovated in recent years, and is therefore offered in excellent condition throughout.

Viewing comes highly recommended.







## LOCATION

Holland Road is a lovely wide street just to the West of All Souls Avenue in Kensal Green, with the properties here being larger than average. Transport links at Kensal Green or Willesden Junction mean that you can use the London Overground or Underground or even the National Rail very easily and there is an array of shops, cafes and Gastropubs on College Road which is around 1/4 mile walk from the flat. King Edward Park is also a few minutes away from the front door.

For more information, scan the QR code or visit the link below

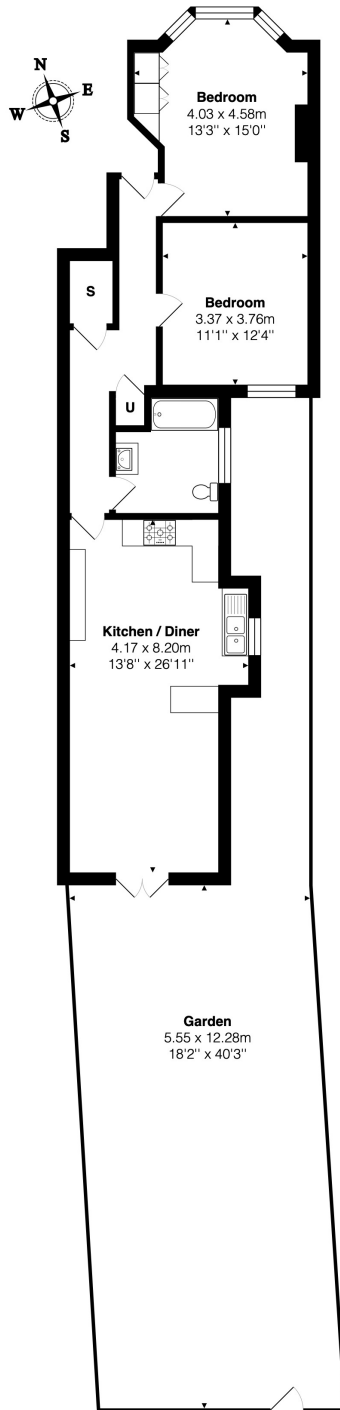


<https://www.winkworth.co.uk/sale/property/KQP220413>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

## MATERIAL INFO

**Tenure:** Leasehold  
**Term:** 113 year and 11 months  
**Service Charge:** £530 per annum  
**Ground Rent:** £ 0 Annually (subject to increase)  
**Council Tax Band:** D (Brent)  
**EPC rating:** C



Total Area: 77.7 m<sup>2</sup> ... 836 ft<sup>2</sup> (excluding garden)  
All measurements are approximate and for display purposes only

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